167.0	0004	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	795,700	/	795,700
USE VALUE:	795,700	/	795,700
ASSESSED:	795,700	/	795,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WAYMAN DEREK D & JULIE A
Owner 2:	
Owner 3:	
Street 1:	175 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HEWITT CHERYL L -
Owner 2:	AUSTIN JAMES L -
Street 1:	175 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1861 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5300.000	405,800	4,900	385,000	795,700
Total Card	0.122	405,800	4,900	385,000	795,700
Total Parcel	0.122	405,800	4,900	385,000	795,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.59 | /Parcel: 427.59

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110720
GIS Ref	
GIS Ref	
Insp Date	05/17/18

!12940!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	405,800	4900	5,300.	385,000	795,700		Year end	12/23/2021
2021	101	FV	393,200	4900	5,300.	385,000	783,100		Year End Roll	12/10/2020
2020	101	FV	393,200	4900	5,300.	385,000	783,100	783,100	Year End Roll	12/18/2019
2019	101	FV	296,800	4900	5,300.	385,000	686,700	686,700	Year End Roll	1/3/2019
2018	101	FV	296,800	3500	5,300.	341,000	641,300	641,300	Year End Roll	12/20/2017
2017	101	FV	296,800	3500	5,300.	286,000	586,300	586,300	Year End Roll	1/3/2017
2016	101	FV	296,800	3500	5,300.	286,000	586,300	586,300	Year End	1/4/2016
2015	101	FV	289,300	3500	5,300.	247,500	540,300	540,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:50:38

LAST REV

Date	Time
10/18/21	14:35:36
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12940

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEWITT CHERYL	66183-235		10/5/2015		629,000	No	No		
COLEMAN KELVIN	53355-150		8/7/2009		539,400	No	No		
KOLB SUSAN MARC	48167-165		9/15/2006		516,000	No	No		
	17124-52		6/1/1986		201,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1739	Insulate	6,811	C				
7/15/2014	810	Re-Roof	7,000					
2/15/2011	79	Manual	1,939					INST REAR DOOR
2/5/2010	93	New Wind	14,810					repl 13 windows
10/27/2009	1058	New Wind	14,267					
11/8/2006	963	Redo Kit	5,500			G8	GR FY08	
4/11/1994	140		6,000					STORAGE AREA 13X17

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	CC	Chris C
7/14/2016	Sales Review	PT	Paul T
7/22/2014	External Ins	PC	PHIL C
3/11/2009	Inspected	372	PATRIOT
12/24/2008	Measured	372	PATRIOT
1/9/2007	MLS	MM	Mary M
3/14/2000	Inspected	264	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110720
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5300		Sq. Ft.	Site		0	70.	1.04	8			Med. Tr	-5					385,034						385,000	

Total AC/HA:	0.12167	Total SF/SM:	5300	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,034	Spl Credit		Total:	385,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30298495
Const Adj.:	0.98990101
Adj $ / SQ:	167.677
Other Features:	75850
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454938
Depreciation:	49133
Depreciated Total:	405805

COMMENTS

SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

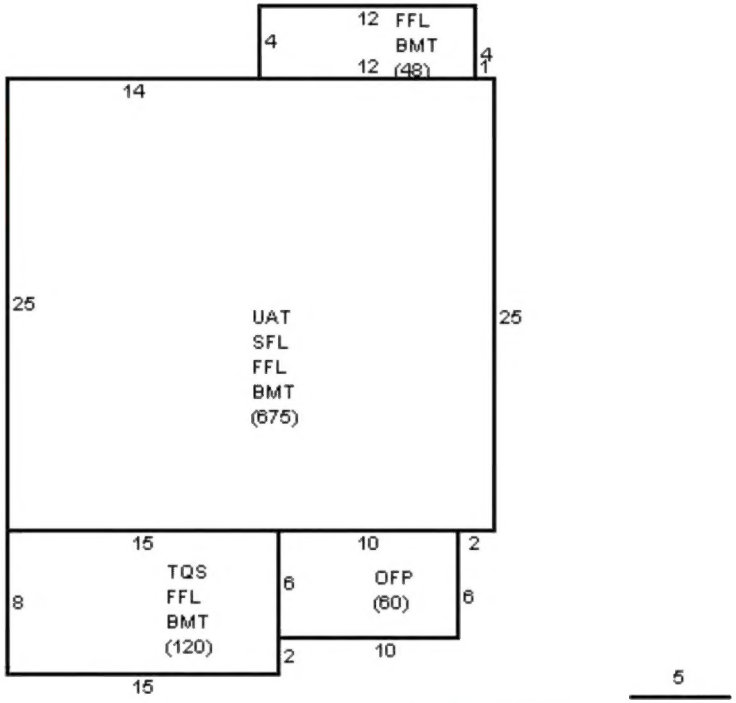
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	184.45
Special Features:	0	Val/Su Net:	151.42
Final Total:	405800	Val/Su SzAd	252.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	843	64.260	54,173
FFL	First Floor	843	167.680	141,352
SFL	Second Floor	675	167.680	113,182
UAT	Upper Attic	169	67.070	11,318
TQS	3/4 Story	90	167.680	15,091
OFP	Open Porch	60	43.560	2,613

Net Sketched Area:	2,680			Total:	337,729
Size Ad	1608	Gross Area	3216	FinArea	1861

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

167.0-0004-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1950	26.36	T	40	101			3,500			3,500
19	Patio	D	Y	1	20X25	A	AV	2010	3.00	T	7.2	101			1,400			1,400

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900